

ORIGINAL

2048C  
03/11/92

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4343

AN ORDINANCE reclassifying property located at 1700 - 148th Avenue NE in the City of Bellevue from R-4 to R-7.5 on the application of Stephen G. Nielsen.

WHEREAS, Stephen G. Nielsen, filed an application for reclassification of property located at 1700 - 148th Avenue NE from R-4 to R-7.5; and

WHEREAS, on January 30, 1992, a public hearing was held on the application before the Hearing Examiner Pro Tem for the City of Bellevue upon proper notice to all interested parties; and

WHEREAS, on February 13, 1992, the Hearing Examiner Pro Tem recommended to the City Council approval of the application with one condition and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner Pro Tem and has determined that the public use and interest will be served by approving the reclassification of said property from R-4 to R-7.5 with one condition; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the findings of fact and conclusions based thereon, made and entered by the Hearing Examiner Pro Tem in support of his recommendation to the City Council of February 13, 1992, approving the reclassification request with regard to the hereinafter-described property as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue In the Matter of the Application of Stephen G. Nielson For a Reclassification, File No. REZ-90-2386."

ORIGINAL

2048C  
03/11/92

Section 2. The following described property is hereby reclassified from R-4 to R-7.5 subject to the condition that follows:

The West 308 feet of the North 3/4 of the South Half of the Southwest Quarter of the Northwest Quarter of Section 26, Township 25 North, Range 5 East, Willamette Meridian, in King County, Washington;  
Except the South 185 feet thereof, and  
Except the South 20 feet of the East 100 feet thereof.

Said rezone is subject to the following condition:

Prior to any development of the site, the applicant shall submit a detailed wetlands report of all wetlands on the site and within 50 feet of the site.

This reclassification is conditioned on full compliance by the owner(s) of said property and its heirs, assigns, grantees or successors in interest, with the terms and conditions of that certain concomitant zoning agreement executed by Stephen G. Nielsen, the owner of said property, which has been given Clerk's Receiving. No. 17585, and which has been adopted by reference into this ordinance as if it were fully set forth herein.

ORIGINAL

2048C  
03/11/92

Section 3. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 23<sup>rd</sup> day of March, 1992, and signed in authentication of its passage this 23<sup>rd</sup> day of March, 1992.

(SEAL)

Margaret Blacker for  
Cary Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard L. Kirkby  
Richard L. Kirkby, Assistant City Attorney

Attest:

Marie K. O'Connell  
Marie K. O'Connell, City Clerk

Published March 27, 1992